



A concrete tire path driveway is a good alternative to solid paving.



Wood picket fences should be restored.



Or use wire fences

EXTERIOR REHABILITATION AND HOUSE PARTS

Site Conditions

The Government Hill Historic District is on sloping land and divided into small lots. The houses are close to the street without many site improvements, such as landscaping, fencing, driveways, and sidewalks. Some streets are very narrow and driveways are simple if they exist.

Front access driveways

- Driveways often have concrete strips, ribbons or tire paths.
- Tire paths or ribbons are recommended as an alternative to dirt or a solid surface on the driveway area and cost less than a solid concrete driveway.
- Other acceptable applications would be the installation of a hard edge, such as metal, filled with decomposed granite, pea gravel or asphalt.

Front yards

- Front yards are often fenced, some with wood picket and others with chain link.
- Wood fences should be maintained and repaired.
- Chain link is not a historically appropriate fencing material for Government Hill. However, fence replacement is always voluntary.
- Garden loop wire or welded “hog wire” is more appropriate than chain link, especially for front yards. (Please note that City code allows a maximum height of four feet for a front yard link or wire fence and six feet for side and rear yards.)

Sidewalks

Most sidewalks are not elaborate but some may flair out at the porch and some of the walks are scored with a diamond patterned. These features should be maintained.

Options

1. Retain and repair as necessary any deteriorated historic original site materials and features.
2. If historic driveway ribbons, sidewalks or original fencing are deteriorated beyond repair, replace with new material to match the existing in scale and detail.
3. If repair or replacement is too costly, or if a feature no longer exists, the alternative materials listed above are considered appropriate. Consider installing an alternatives in a less visible location on the property.



Cedar post foundations are common to wood frame structures.



Pier and beam construction can be repaired with new wood members.



Lattice skirts allow for ventilation.

Foundations and Skirting

The majority of houses in the Government Hill Historic District are wood frame construction with cedar post foundations set into the ground. This type of construction raises the house above the ground and the space between house and ground is closed in with a wood “skirt”.

Cedar Post Foundation

The cedar posts have a tendency to weaken over time causing the house to shift. The skirts also deteriorate eventually. The best method to repair the foundation is to install new cedar posts or chemically treated wood. This allows for leveling of floors and the addition of extra supports, if needed.

Masonry Foundation

A few brick or stone structures with brick perimeter beams and interior supports are found in the neighborhood. Brick foundations may have deteriorated mortar and may require repointing. It is imperative to use mortar which is softer than the masonry that will match the original in color and composition.

Building Skirt

The skirting has a major visual impact on the structure. It anchors the structure to the ground and may have been lattice of a distinctive vertical and horizontal pattern. Ideally, the skirting should be maintained if possible, or remade to match the original in design and material. Chemically treated 2x4’s can be ripped into thin strips and used to create a new durable lattice. If wood rot is a concern, consider PVC lattice as a durable alternative to maintain historic appearance. Skirts of solid materials such as cement board siding or stucco are discouraged as a first choice because it changes the historic appearance and does not provide the essential ventilation of pier and beam foundations.



Stone perimeter beams or foundations last well over a hundred years if well maintained.



Repoint deteriorated masonry.

Options for Cedar Posts and Skirting

1. Retain and repair deteriorated historic foundation materials such as skirting. Replace weakened cedar posts and install new cedar posts as necessary for proper support.
2. If the skirting is missing or deteriorated beyond repair, remove deteriorated material and with similar material to match the original appearance.
3. If repair or replacement is too costly, consider replacing skirt with a substitute material such as cement board siding which is properly ventilated. Consider installing a stucco skirt only on the side and rear facades.

Options for Masonry Foundations

1. Retain and repair deteriorated masonry in the foundation on all sides of the building. Replace deteriorated mortar to match original in color and composition.
2. If the masonry or mortar is deteriorated, replace mortar, stone or brick to match original. The mortar should include sand which matches the color of existing sand, white portland cement and at least as much lime as cement.
3. If repair or replacement is cost prohibitive, remove deteriorated material and replace old stone or brick with new or salvaged stone or brick to match as closely as possible in color and proportion. If the stone was originally covered with a soft plaster, reapply a soft lime plaster to the surface of the stone. If the foundation is not visible from the street and is badly deteriorated, consider installing an alternative material such as concrete block. Re-plaster foundation if previously plastered.



Many houses have horizontal wood siding.



Portland cement plaster or stucco damages the stone underneath it.



Deteriorated paint on wood siding should be properly removed during rehabilitation. The siding can then be primed and repainted for added life.

Rehabilitation of Exterior Wall Surfaces

Stucco, painted brick, board and batten and horizontal wood siding cover the houses of Government Hill. The majority of the frame houses retain their original siding but a few of the houses have been covered with synthetic sidings such as asphalt, asbestos, vinyl or aluminum and occasionally, stucco. It is important to retain the original siding and its appearance. Most of the siding profiles are still manufactured and available locally. These should be used for repairs or, if the dimension varies, original material might be relocated to the front facade and new material installed on less prominent facades. Many of the wood sidings have been on the houses for one hundred years and may well last another hundred if properly maintained and painted.

In order to maintain the integrity of the neighborhood and the house itself, it is not recommended that any synthetic siding, such as vinyl, be installed over existing wood siding. This not only changes the appearance of the house but may also cause deterioration of the historic material which it covers. Additionally, synthetic sidings often conceal many of the original details. **However**, the need to contain deteriorated lead base paint may provide one good reason to use alternative siding.

Options for Wood Siding

1. Retain and repair existing wood siding and trim. Remove any non-original siding material and repair the underlying original siding. Reinstall matching trim if missing or damaged.
2. If parts of the original siding and trim are deteriorated beyond repair or if trim is missing, replace with new wood to match.
3. If portions of the original siding are deteriorated beyond repair, consider installing non-matching siding on the less prominent facades. Salvaged original siding should be reinstalled on the more visible sides of the house. Alternative siding should have the same basic appearance as the original and may include newly milled wood, cement board siding with no "wood grain", or other composite board siding, again without "wood grain".



Existing synthetic siding could be removed and the wood siding beneath it could be restored.

Options for Houses with Existing Synthetic Siding

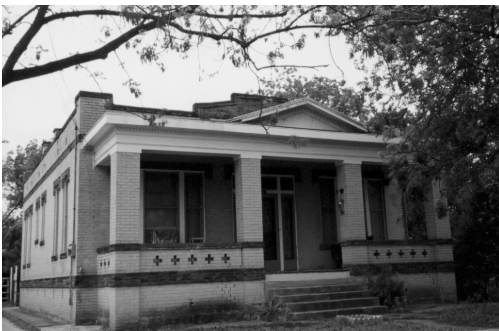
1. Remove existing synthetic siding and repair original siding and trim underneath.
2. Keep existing synthetic siding if it is in good repair and that does not cover all original detail. Remove that material which covers the detail or reinstall trim and detail that has been removed. For example, reinstall corner boards that were removed when asbestos siding was installed.
3. Badly damaged synthetic siding or if it is cost prohibitive to restore the original siding, consider removing and replacing it with an alternative material of the same appearance. Alternative sidings might include cement board siding, or composite board siding, etc.



Painted brick surfaces can be cleaned and missing brick replaced to restore the wall.

Options for Rehabilitation of Painted Brick Wall Surfaces

1. Retain and repair the original brick of the house including all detailing. Clean paint from brick using the gentlest means possible, such as low pressure water wash or chemical stripper. Replace mortar to match the original in composition, color, and profile. Replace any missing or damaged brick with salvaged brick of the same color and proportion.
2. If painted surfaces are in basically sound condition and it is cost prohibitive to remove existing paint, consider making any necessary repairs or repointing of the masonry wall and repaint with a breathable latex paint.



Brick wall surfaces should have deteriorated mortar replaced to keep moisture from entering the wall.

Windows are a very significant character defining feature.



The multiple pieces of glass in a single sash are important to the character of this house.



This 6 over 6 true divided light sash is important to the period of the house.



Screens were often custom made and wood details that add to character.

Windows

The original windows of Government Hill houses are typically wood, double hung windows, operated with a rope and pulley system. Many of the houses have a simple one over one window pane arrangement while others have multiple pieces of glass in a single window sash. They play an important role in the character definition of the houses and the overall neighborhood.

- Existing wood, double hung windows should be retained and maintained if at all possible.
- Proper fit, weather stripping the sash, new glazing compound, and sealant where window frames and siding meet improves the energy efficiency of these windows substantially.
- It is not necessary to replace an entire window if only a portion is in need of repair. If, the sash is beyond repair, consider replacing the deteriorated sash only. If windows are missing or if frames are deteriorated beyond repair, then their replacement should have the same basic dimension and profile as the original.
- If a divided light sash must be replaced and a true divided light sash is too costly to reproduce, a simple one light sash may be installed. No “snap-in” mullions or imitation dividers should be installed.
- Aluminum windows are not considered an option, except in existing additions that appear as additions. It has also been demonstrated that a well maintained wood window outlasts and outperforms an aluminum window in terms of lifespan and energy efficiency.

If the presence of lead paint, especially on the friction surface of the window, is the reason for window replacement, eliminate the friction surface by installing vinyl jamb liners and replacing the moveable bottom sash only.

Options for Historic Wood Windows

1. Retain and repair all original window sashes and frames.
2. If all or portions of the window are deteriorated beyond repair, replace the window or the deteriorated components with wood of the same dimension and profile.
3. If repair or replacement with an exact match is cost prohibitive, then consider replacing with a compatible replacement. Generally, not all windows in a house will need to be replaced.



Porches are the most prominent feature on all the houses of Government Hill.



Retain and repair turned wood railings, columns and porch deck.

Porches

The most important feature on Government Hill houses is the front porch, which is used as an extension of the living space. They contribute to the character of the street and the neighborhood. Most of the porches are elevated above grade.

Columns

- Many of the porches have been altered and original columns removed and replaced with wrought iron columns or other inappropriate material and design, but the majority of the porches retain their character from elaborate gingerbread to bungalow brackets.

Floors and Steps

- Wood porch floors and column bases are usually the first things to fail on historic porches, but porch boards can be replaced with chemically treated boards of the same or similar dimension. Chemically treated No.1 yellow pine which has been back painted and properly primed works well.
- Frequently, the wood front steps and porch floor have been replaced with concrete, saving on maintenance, but it may also change the character of the house. Porch elevations should never be lowered to the ground so that the steps are reconfigured. Many of the materials can be salvaged and repairs completed using epoxy patching material, thus eliminating the replacement of original materials.

If porches have been drastically altered, or if there is no clear idea of what was originally in place, they can be sympathetically redesigned. It is important that the overall character of the details be retained, even when incorporating a simpler replacement. (Ask the Historic Preservation Office to provide a simple sketch of a replacement porch.)

Options

1. Retain original material and repair to original design including porch floor, columns, railings and steps.
2. If all or part of the original material is missing or too badly deteriorated to repair, remove deteriorated materials and replace with new materials to match.
3. If repair or replacement is too costly, consider replacing the original with an alternative which retains the overall character of the porch design and details. For example, if turned wood spindles are too expensive, use simple square pickets.



This detailed arched entrance with transom and side lights is important to the character of this house.



This is a typical historic front door with the upper glass panel, wood screen door and transom.

Exterior Doors and Entrances

The houses of Government Hill have a wide range of front door and entry appearances corresponding to the variety of housing styles. Even the simplest of houses have a well defined entry. Many of the houses have multiple entrances and most doorways have transoms, frequently with side lights.

- Historic front doors usually have glass upper panels and should be repaired if at all possible.
- Where doors are damaged beyond repair or are completely missing, a salvaged door may be appropriate. A new entry with a simple but compatible design may be an acceptable solution.
- Another important feature is the wooden screen door, often with decorative inserts, which is present on most houses. Screen doors should be repaired when possible or replaced with new wooden screen doors which tend to be wider than contemporary, store-bought aluminum counterparts. If a full panel aluminum storm/screen door is the only affordable solution, a baked-on painted finish is more appropriate than a shiny aluminum “mill” finish.
- It is important to maintain the multiple components of the entry doors including glass panels, transoms (the window above the door), sidelights and screen doors. Transoms have often been boarded up rather than repaired. In the case where synthetic siding has been installed, the transoms are frequently covered over. Uncovering a transom restores the strong vertical proportions of the windows and doors.

Options for the Rehabilitation of Entrances and Front doors

1. Retain and repair deteriorated entrance doors and screen doors. Ensure proper operation and install secure hardware. Repair damaged transoms and sidelights and replace any broken glass. Expose boarded up transoms when possible.
2. If the door is badly damaged or missing, replace with a salvaged door from a house of the same period or a new door of the same design. If a screen door is missing or too badly damaged to repair, replace with a new wood screen door of appropriate dimensions.
3. If repair or replacement with a door of the same kind is cost prohibitive, replace with a new wood door.



This house is covered in pressed metal "fish-scale" shingles.



Standing seam metal roofs are common to the neighborhood and last for decades if properly maintained.



"V-crimp" metal roofing is an affordable alternative to composition shingle or a new standing seam roof.

Roofs and Roof Details

The Government Hill neighborhood is dominated by standing seam metal roofs with a few pressed metal shingles, a few wood shingles and of course composition shingle roofs. The standing seam metal roof adds a very distinctive vertical line to the roof of the house.

Standing seam metal was often an early replacement for wood shingles and was installed directly over the wood shingle. If the metal roofing were to be removed and replaced with an alternative material it must be noted that a solid wood deck should be installed prior to new shingles. The composition shingle is currently the most common replacement material but another replacement option is "V-crimp" metal which is cheaper but similar to the appearance of standing seam metal. Multiple chimneys and dormers are also prominent features which add character and date the house. Dormers and vents are often neglected and dormer windows broken, allowing birds to nest in attics and rain to enter. Dormers, chimneys and vents should be retained, repaired and new flashing installed if necessary.

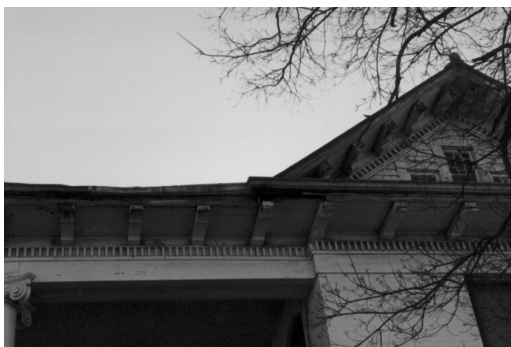
Pressed metal shingles give a unique dimension to the roof of a structure and if maintained, have a life of 60 or more years. New metal shingles are still available in the same profile as historic shingles if replacements are needed. Another alternative is to salvage metal shingles and reinstall them on the primary facades, and use an alternative material, such as "V-crimp," on less visible roof surfaces.

Options

1. Retain and repair original roofing material and features such as dormers, vents and chimneys.
2. If all or portions of the roofing material are beyond repair, replace only the severely damaged material with material to match the original in composition, dimension and profile.
3. If repair or replacement of a metal roof with an exact match is cost prohibitive, consider replacing the deteriorated material with an alternative replacement such as "V-Crimp" metal roofing or composition shingle that closely resembles metal roofing in color.



This scroll cut bargeboard decorates the gable end of this roof.



The deteriorated wood in the soffit should be replaced and the horizontal brackets reinstalled. Retain and repair the dentils and other detailing.



Boxed eaves, or overhang, are a typical detail in the neighborhood.

Roof Edges and Gable Ends

Roof edges and front facing gable ends are normally an area for decorative features on the houses of Government Hill. Gable ends frequently have shingled wall surfaces with decorative vents or windows and decorative barge boards. Frequently the triangle of a gable end is completed by a small portion of roofing which should be treated as roofing. Boxed eaves are sometimes accentuated with dentils and brackets or consoles. These features are important to the period of the houses whether Victorian, Classical or Craftsman. These details are also prone to damage and deterioration if a structure is not maintained.

The majority of houses in Government Hill do not have gutters and downspouts, but if installed, they must be anchored securely, painted to match the house and maintained.

Options

1. Retain original details and repair to original condition. Use epoxy repair as an alternative to replacing wooden elements if possible. Prime and repaint metal roofing in that area.
2. If all or portions of the original details are missing or are beyond repair, remove deteriorated elements and replace to match original in dimension and profile.
3. If repair or replacement is cost prohibitive, consider replacing the original using an alternative material which retains the overall character of the details. If the details are completely missing from the structure, consider replacing the detail using an alternative material and a sympathetic design.